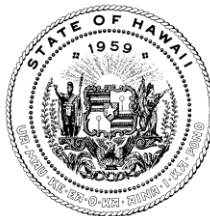


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GOVERNOR OF HAWAII



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LAND
STATE PARKS

REF: OCCL: TF

CDUA: HA-3885

Jan 19, 2022

To: Mary Alice Evans, Director
Office of Planning and Sustainable Development
Environmental Review Program

Suzanne D. Case

From: Suzanne D. Case, Chairperson
Department of Land and Natural Resources *mc*

Subject: Draft Environmental Assessment (DEA) for Conservation District Use Application (CDUA) HA-3885 for the Roehrig Single-Family Residence, Landscaping, and Related Improvements project located at 14-3543 Government Beach Road, Waawaa Subdivision, Waawaa, Puna, Hawaii
Tax Map Key (TMK): (3) 1-4-028:008

The applicants, Christopher and Wendi Roehrig, are proposing to construct an approximately 2,573 sq. ft single-story post-on-pier single-family residence consisting of 2 bedrooms, 2 bathrooms, a living room, kitchen, dining area, pantry, lanai, breezeway, and garage. A roof-mounted photovoltaic system; solar water heating panels; rainfall water catchment and storage tank; propane gas and storage tank for cooking, backup water heating, and electric power; a gravel driveway; fencing and a driveway gate on the mauka portion of the property; and an individual wastewater system are also proposed to support the residence. Additionally, the applicants are proposing to replace hala trees that are removed for the siting of the proposed driveway and single-family residence as well as remove and replace invasive trees on the property with hala trees or naupaka vegetation.

The Department of Land and Natural Resources has reviewed the DEA for the project and anticipates a Finding of No Significant Impact (FONSI) determination based on the information provided. In accordance with HAR §11-200.1-13, the reasons supporting the anticipated FONSI determination are as follows:

1. The project would not irrevocably commit a natural, cultural, or historic resource. Several common native plants are present, including naupaka, hala, Mauu aki aki and ekaha, of which only a portion will be affected. New individuals of these species will be replanted or will naturally regrow. An archaeological inventory survey determined that there are no historic sites. No valuable cultural resources and

practices such as shoreline access, fishing, gathering, hunting, or access to ceremonial sites would be adversely affected.

2. The project would not curtail the range of beneficial uses of the environment.
3. The State's long-term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. The applicant is committed to developing the property in a manner that preserves and protects natural and cultural resources. It appears that the proposed project is consistent with the State's long-term environmental policies.
4. The project would not result in substantial adverse impacts to the economic welfare, social welfare, or cultural practices of the community and State.
5. The project would not substantially affect public health and safety.
6. The small scale of the proposed project would not produce any major secondary impacts such as population changes or effects on public facilities.
7. The project is small in scale and would not appear to contribute to environmental degradation.
8. The adverse effects of building a single-family residence in this area appear to be minor and limited to temporary disturbances to traffic, air quality, noise, and visual quality during construction. There are no traffic issues associated with the driveway on the Government Beach Road which has very light traffic levels. There appear to be no substantial government or private projects in construction or planning in the area; and therefore, no accumulation of adverse construction effects would be expected. Other than the precautions for preventing adverse effects during construction listed above, no special mitigation measures should be required to counteract the small adverse cumulative effect of the proposed project.
9. The site has been surveyed for threatened and endangered plants, and none are present. Other than the Hawaiian hoary bat, an island wide-ranging species that will experience no adverse impacts due to mitigation in the form of timing of vegetation removal; no rare, threatened, or endangered species of fauna are known to exist on or near the project site, and none would appear to be affected by any project activities. Only very minor exterior lighting is planned, and it will be shielded and will consist blue-deficient lighting such as filtered LED lights or amber LED lights, with a Correlated Color Temperature (CCT) of 2700 Kelvin. This will reduce the risk that transiting threatened or endangered seabirds may be attracted to and then disoriented by the lighting.
10. No substantial effects to air, water, or ambient noises are anticipated and Best Management Practices for erosion and sedimentation will be implemented during any proposed grading.

11. The proposed home site is not located in a flood zone nor would it affect one. In general, geologic conditions do not impose undue constraints on the proposed action, although, as with all of the Puna District, there is the potential for volcanic hazard. The house will meet or exceed all seismic hazard standards. The house would be set back a minimum of 70 feet from the shoreline, and at an elevation of about 30 feet above sea level, it is unlikely to be affected directly by sea level rise or the very slow retreat of shoreline cliffs. The project has adapted to climate change by accounting for the potential for larger storms, through minimizing hard surfaces that generate runoff and removing nearby tall invasive trees. The applicants understand that there are hazards associated with homes in this geologic setting and have made the decision that a residence is not imprudent to construct or inhabit.
12. No substantial adverse effects to scenic vistas and view planes are anticipated.
13. Negligible amounts of energy input and greenhouse gas emission would be required for construction and occupation of the residence. The residence is designed as a single structure with efficient use of energy and materials and natural ventilation and lighting. Electrical power to the home would be provided primarily by rooftop solar photovoltaic panels. A rooftop solar water heater would supply hot water. Even with a propane gas tank to support cooking and the back-up generator and water heater, energy use and greenhouse gas emissions from use of the home would be minimal.

Please publish notice of availability for this project in the February 8th, 2022 edition of *The Environmental Notice*. The DEA will be attached and submitted to ERP via ERP's online submittal form.

Please contact Trevor Fitzpatrick of our Office of Conservation and Coastal Lands staff at (808) 798-6660 or trevor.j.fitzpatrick@hawaii.gov should you have any questions.